



MICHAEL A. BROWN

— Solicitors & Estate Agents —



2 Bright Street/High Street, Lochee, Dundee, DD2 3DE

Offers Over **£80,000**



- Second Floor Flat
- Very Spacious Accommodation
- Overlooks High Street
- Modernised Flat
- Security Entry
- Spacious Lounge
- Large Dining Kitchen
- 2 Double Bedrooms
- Bathroom & Shower
- Combi GCH; UPVC DG

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This modernised and upgraded **SECOND FLOOR FLAT** forms part of a substantial tenement building overlooking the High Street and enjoys South facing open aspects. The flat affords exceptional spacious accommodation which includes a very large dining kitchen, spacious lounge and two sizeable double bedrooms. There is combi gas central heating and replacement UPVC double glazed windows and secure close entry. Very conveniently situated in the centre of Lochee High Street with it's wide variety of shopping facilities and excellent bus services.

ENTRANCE HALL

Shelved cupboard. Beech laminate flooring.

LOUNGE

Large lounge with window which overlooks the High Street. Timber mantle fireplace. Shelved recessed display. Beech laminate flooring.

DINING KITCHEN

Exceptionally large fully fitted kitchen with large dining area. Slot in electric cooker. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Shelved storage cupboard. Large dining area. Parador style ceiling. Beech laminate flooring. Window overlooks the rear area.

DOUBLE BEDROOM

Window overlooks the High Street. Built in wardrobe area. Beech laminate flooring.

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Window overlooks the High Street. Built in wardrobe area. Beech laminate flooring.

BATHROOM

With white three-piece bathroom suite. Electric shower over bath and wet wall. Tiled floor. Large storage cupboard. Opaque window.

OUTSIDE

Rear mutual courtyard area.

EXTRAS

Included is the electric cooker.

LOCATION

The entrance is at the corner Bright Street/High Street.

EPC – D

HOME REPORT VALUATION - £ 80,000





ACCOMMODATION

(All measurements are approx.)

Lounge/Dining	14'6" x 11'2"	(4.50m x 3.40m)
Kitchen	13'8" x 12'8"	(4.20m x 3.90m)
Double Bedroom	14'6" x 10'7"	(4.45m x 3.25m)
Double Bedroom	11'0" x 8'9"	(3.35m x 2.70m)
Bathroom	8'9" x 7'1"	(2.70m x 2.15m)



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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